November 8, 2006

Dear Fellow Citizens:

We have all recently received notices of the mandated reassessment of our properties. As explained in the information with the assessment, there is a process if you have questions. The first step is a conference with the company which performed the reevaluation. If that does not resolve the issue, there is the possibility of appeal to the local Board of Tax Appeals.

One important thing to remember however, is that the increase in your assessment does not equal the same increase in your taxes.

While taxes are based on the mill rate, which is then applied against the assessed value of the property, after a reassessment, if the value of the grand list of all property in town moves up, then the mill rate will move down. Theoretically, if everyone's assessment increased exactly the same percentage, there would be no change in the taxes paid by anyone. Of course, this does not happen because houses need to be assessed on an individual basis and in some cases the value has gone up and in some fewer cases, the value has gone down.

Obviously, it is likely that taxes will go up in future years, but generally that is the result of increased spending and not the assessment itself. If you wish to speak on limiting spending, the place to do that is before the Board of Finance when it begins it considerations in February 2007 for the budget for July 2007 through June 2008.

Some assessments may go up more than others. For example, if you have added to your house, and increased its value, you would expect your assessment to go up. That fact can also affect your individual taxes, but generally the reason for increased taxes is increased spending and not an increased assessment.

Sincerely yours,

William J. Kupinse, Jr.
First Selectman

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